Inspection Division
Date: 05/04/17

LOT COVERAGE CALCULATIONS:
LOT: 14,711 SF X 50% = 7,356 SF ALLOWABLE

EXISTING BUILDING:	3764 SF
EXISTING SOUTH PORCH/STAIRS:	265 SF
EXISTING WEST DECK:	424 SF
EXISTING NORTH DECK:	912 SF
EXISTING GAZEBO:	40 SF
TOTAL EXISTING:	5405 SF
TOTAL PROPOSED (NO CHANGE):	5405 SF

COORDINATES

	NORTH	EAST
A	299236.24	2944325.74
B	299180.43	2944408.71
C	299092.96	2944391.23
D	299166.38	2944259.10

SURVEY NOTES

1. OWNER OF RECORD IS W&W INC. AS DESCRIBED IN A DEED RECORDED IN BOOK 13533 PAGE 25 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. THE PARCEL IS SHOWN AS LOT 30 ON THE CITY OF PORTLAND ASSESSORS MAP 84 BLOCK R.
3. BEARINGS ARE GRID NORTH BASED ON COORDINATES FOR MONUMENTATION PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPT.
4. ELEVATIONS ARE BASED ON A DISK FOUND AT THE SOUTHERLY SIDE OF THE BRACKETT CEMETERY WITH AN OFFICIAL ELEVATION OF 14.94' AS PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
5. A PORTION OF THE SURVEYED PREMISES IS LOCATED IN ZONE A2 (ELEVATION 9) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE COMMUNITY PANEL NO. 230051-0015-B WITH AN EFFECTIVE DATE OF JULY 17, 1986.
6. THE ELEVATION OF THE HIGHEST ANNUAL TIDE (HAT) IS TAKEN FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION LEVELS FOR YEAR 2016 NAVD88 DATUM (SEE MAINE DEP WEBSITE).
7. TOPOGRAPHIC FIELDWORK WAS PERFORMED UNDER WINTER CONDITIONS IN 2'+ OF SNOW AND ICE COVER.
8. SEWER AND WATER INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
9. BUILDING SETBACKS SHOWN ARE 10' PROVIDED BY PREVIOUS CLIENT.
10. TOTAL LOT AREA = 15,232 S.F.± MEASURED TO THE HIGHEST ANNUAL TIDE LINE.

PLAN REFERENCES

1. "GREENWOOD GARDEN HENRY S. HOAR DEVELOPER PEAKS ISLAND, MAINE" DATE JANUARY 1948 BY A.M. AND G.T. PILLSBURY ENGINEERS WEST SCARBORO, MAINE RECORDED IN PLAN BOOK 33 PAGE 33 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. "PLAN DEPICTING THE RESULTS OF A BOUNDARY SURVEY MADE FOR PEAKS ISLAND LIONS CLUB ISLAND AVENUE, PEAKS ISLAND, PORTLAND MAINE" DATED 10-16-2003 BY NADEAU & LODGE, INC. AND RECORDED IN PLAN BOOK 204 PAGE 156 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. "BOUNDARY SURVEY 2-4 OAK AVENUE PEAKS ISLAND PORTLAND, MAINE FOR MCTIGUE CONSTRUCTION" DATED OCTOBER 2015 BY SURVEY, INC.
4. "PLAN OF STANDARD BOUNDARY SURVEYS PEAKS ISLAND, PORTLAND, MAINE MADE FOR PORTLAND WATER DISTRICT, PORTLAND, MAINE" DATED MARCH 1989 BY WOODARD AND CURRAN.
5. "PLAN OF THE HENRY M. BRACKETT ESTATE, COMPRISING THE ENTIRE SOUTHERLY END OF PEAKS ISLAND, MAINE" DATED OCTOBER 1900 BY J.B. JONES AND RECORDED IN PLAN BOOK 9 PAGE 57 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
6. "PEAKS ISLAND – TORRINGTON PT SEWERS AND WATERMAINS , ISLAND AVE. STA. 0+00 – STA. 6+42, SHEET C-4" DATED JUNE 1996 BY WOODARD & CURRAN INC. ON FILE WITH THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.

10 0 5 10 20
GRAPHIC SCALE
1"=10'

STATE OF MAINE
WILLIAM C. SHIPPEN
2118
LICENSED
LAND SURVEYOR

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

WILLIAM C. SHIPPEN P.L.S. 2118

EXISTING CONDITIONS SURVEY

2 ISLAND AVENUE
PEAKS ISLAND
PORTLAND, MAINE

THOMPSON JOHNSON WOODWORKS, INC.
115 ISLAND AVE. PEAKS ISLAND
PORTLAND, MAINE
(CLIENT)

SURVEY, INC.
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556
INFO@SURVEYINCORPORATED.COM

DWN: DJP CHK: WCS
DATE: FEBRUARY, 2017 JOB NO. 17-007

Ten Pin LLC
9 Adams St
Peaks Island, ME 04108
207-653-1392
heather@tjwhome.com

DATE	NOTES
REVISED	3-20-2017 HT

PROJECT
2 Island Ave.
Peaks Island, ME

A Site Plan
scale $\frac{1}{16}$"=1'

STATE OF MAINE
ANDREW M. JACKSON
No. 13082
LICENSED
PROFESSIONAL ENGINEER

A2a
SITE PLAN